

WASHINGTON, SUNDAY, JANUARY 7, 1906.

## PAST WEEK AND FUTURE OUTLOOK IN THE REAL ESTATE WORLD

"THE CALUMET" HAS  
UNIQUE FEATURESEvery Apartment Provided  
With Front Outlook.

## WORK OF YOUNG ARCHITECT

New Structure at Third and East Capitol  
Streets Faces Congressional  
Library and Capitol.

"The Calumet" apartment house, which has just been completed at the northeast corner of Third and East Capitol streets, is one of the first undertakings of A. M. Schneider, a nephew of T. F. Schneider, the noted architect of this city. The building is remarkable in more than one way, and has attracted a great deal of attention among architects.

The house was erected for J. T. Ferry and J. F. Ferry. At the time its erection was proposed on its present site, the idea met with disapproval on account of the smallness of the lot, but Mr. Schneider's sketches showing the layout of the rooms disclosed the advantage to which the lot could be used for apartments.

## Overlooks Capitol.

This apartment house is well situated, overlooking the Congressional Library and Capitol grounds, and is convenient to either car line. All the suites are front and conveniently appointed, it being the Ferry brothers' intention to erect one of the most complete and attractive buildings in that section of the city.

The building is of semi-fireproof construction, the front being composed of brown pressed brick and white Indiana limestone. There are eight apartments in the building, two to a floor. Each one has four rooms, a reception hall, and bath. The rooms are of comfortable size, each apartment being prettily finished and decorated, and having every possible modern convenience.

## Has Fireproof Hall.

One of the features of this building is that the apartments on each floor are separated by an absolutely fireproof hall twelve feet in width. The stairway is constructed of concrete and steel, thus dividing the building into two separate sections, and providing protection, and a means of escape in case of fire.

The halls are handsomely decorated, the lower story being finished in white Italian marble with mosaic floors. The upper stories are finished in a darker marble with terrazzo floors. The house is heated by steam. There are compartments in the basement where extra furniture, trunks, etc., can be stored. Here is also found a laundry for the use of the tenants.

There is an apartment for the janitor.

SILVER SPRING LOTS  
FIND READY BUYERSPurchasers Planning to Build Substantial  
Houses This Spring in Subdivision  
Near District Line.

Up to 12 o'clock yesterday Robinson & Co. reported that eight lots had been sold in their Silver Spring Park subdivision since the 3d of the month. Four of the purchasers having already started on their plans for houses, which are to be commenced at once and completed by the first of May. The cost of these houses will range from \$2,000 to \$4,000 each.

Silver Spring Park has taken on quite a building boom, although it is beyond the District limits, being located in Montgomery county, Md., just a few hundred feet beyond the District line and fronting on the Brightwood avenue car line. Several houses have been completed and occupied during the past summer, five are now under construction and plans are out at present for bids on six more.

George P. Robinson, head of the firm which is promoting the property, is enthusiastic over the whole suburban real estate market. He said: "My firm prefers handling strictly high-class outlying property, but early last winter we had so many calls for cheaper properties than those we handle that we decided there was a great market for cheaper lots if they could be had in a good locality."

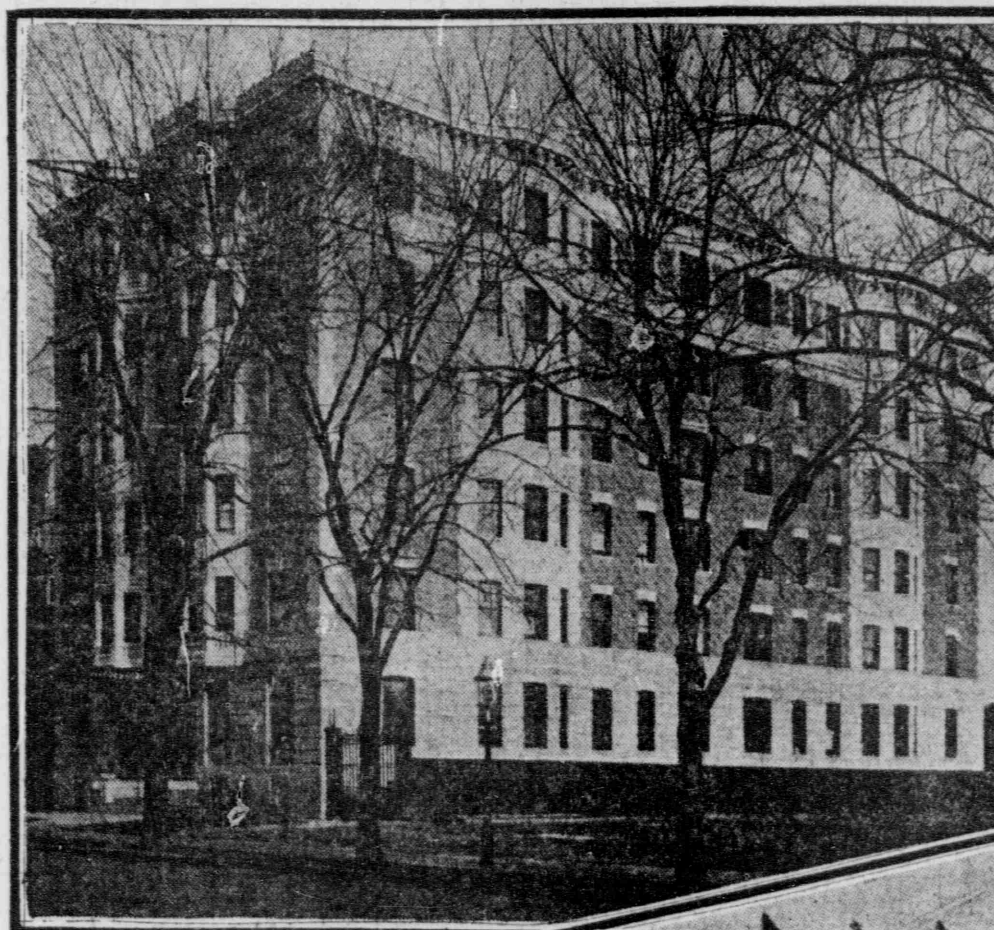
"I backed my judgment by immediately acquiring a building of about 110 acres just over the District line in Montgomery county, which we subdivided into lots and placed on the market the latter part of last March. This is Silver Spring Park."

The subdivision is located on the east side of Brightwood avenue, directly opposite the postoffice of Silver Spring and within about 300 feet of the Silver Spring station on the Baltimore and Ohio railroad.

WILL MAKE APARTMENT  
OF GEORGETOWN HOME

The three-story dwelling, north of Georgetown postoffice, owned by the heirs of the late John H. Smoot, is to be remodeled into an apartment house. About \$5,000 will be expended.

SOME OF THE HANDSOME UP-TO-DATE APARTMENT HOUSES RECENTLY OPENED FOR OCCUPANCY

THE PORTSMOUTH—  
NEW HAMPSHIRE AVE. NEAR 3d ST.THE CALUMET—JORDAN  
EAST CAPITOL ST.CAPITAL TRACTION  
MAY EXTEND LINEExpected to Move Loop to  
Cleveland Park.

## MEANS 3-MINUTE SCHEDULE

Suburbanites Hope for as Good Car  
Service as People Have in the  
Heart of the City.

The most important extension of a city street railway line into the suburbs that has occurred for some time is said to be just about to take place, the report being that the Capital Traction Company's Seventh street line, which connects at the loop at Rock creek bridge with the Chevy Chase line, is to be extended out Connecticut avenue to a point opposite Connecticut Avenue Highlands and Cleveland Park.

This move on the part of the company has, it is stated, been under consideration for several months past, but according to the current rumor, has only been fully decided on during the past week.

The extensive travel from all parts of the city to the Zoo, not to speak of the large number of daily passengers, residents of Cleveland Park and vicinity, that must be accommodated, it is explained, caused the company to look into the matter of changing the terminus of the Seventh street car line, now at the end of Cincinnati street, to a point out on Connecticut avenue extended.

## Another Plan Rejected.

The extension of the line to the Pierce Mill road, on which is located the Bureau of Standards, it is understood, was seriously considered, but owing to the fact that the Chevy Chase line furnished sufficient car service to that point, it was decided to make the loop directly opposite the Connecticut Avenue Highlands and Cleveland Park.

This change, it made, will give to the residents of that section, which is made up mostly of professional men, Government officials, and prominent business men, a street car service superior to any other outlying section. The schedule time on the Seventh street car line is three minutes, excepting during the rush hours of morning and late afternoon, when the cars are run every two minutes and a half.

In addition to this line, the suburbanites would also have the Chevy Chase cars, which run to New York avenue and Fifteenth street every fifteen minutes.

## Residents Delighted.

Residents of Connecticut Avenue Highlands and Cleveland Park are congratulating themselves on their anticipated good luck, as their street railway facilities will not be surpassed even by sections lying right in the heart of the city.

Of course this, together with the completion of the Connecticut Avenue bridge, which will be not later than next October, would mean a great deal to real estate and the development of the Connecticut Avenue extended section. There are now under construction, along the avenue and adjacent thereto, about twenty houses, and as this locality is keeping pace with the balance of the Northwest section in the building line, the present year should witness a large increase in its population.

Officials of the Capital Traction Company stated last night, so far as they know, no such extension is contemplated by the company at this time, but those familiar with the real estate situation in the neighborhood insist that the work of removing the "loop" will begin very soon. It is pointed out that such a move would mean a saving to the company of thousands of dollars annually.

"When asked if the Capital Traction Company would extend its lines beyond the present loop, President Dunlop gave an evasive answer, but did not make a direct denial."

"It would take at least six months to make preparations for the extension you suggest," said Mr. Dunlop. "If you know you are going to extend the lines to Cleveland Park," was asked. "Probably we shall tear up the whole system day after tomorrow," the president of the road replied.

THE IMPERIAL—  
COLUMBIA ROAD  
WASHINGTON HEIGHTSImperial Apartments  
Flanked by CourtsNew Building in Washington Heights Filled  
With Tenants Almost as Soon as Finished.  
In Elizabethan Style.

Among the splendid apartment houses on Washington Heights is "The Imperial," on Columbia road near Eighteenth street northwest, which was recently finished and almost immediately filled with tenants.

The house was built by the Imperial Apartment House Company, a corporation made up of local people, headed by Hugh F. Phillips. It contains up-to-date apartments of from two to seven rooms and bath each. There are seven apartments on each of the five floors, including altogether fifteen bachelor suites.

The structure covers an area of 100 feet front by 160 feet in depth, and at either side has been arranged a court opening out to the street. The material used in the front is brown-stone, terra cotta, and brick, which is designed in the Elizabethan style of architecture, one of the few examples of this kind of building in Washington.

The interior of the main entrance hall is finished in Pavanazza and Alpengreen marbles, making a very effective showing. The woodwork throughout is of oak.

R. Stanley Simmons, the well-known architect, who designed the National Metropolitan-Citizens' Bank, now in course of construction, prepared the plans for the building and directed the work of construction, which was done by subcontract.

Mr. Lewis has bought the house 1609 Thirty-first street. This is one of the fine old-fashioned homes on the heights. It was for a long time in the possession of the Herr family, who sold it to the late Joseph W. Davis. He remodeled it and lived there until his death.

It then became the property of his two nephews, William M. Davis, of New York, and Mr. Cromwell, of Baltimore county, Md.

The price paid for the house was about \$10,000.

Mr. Lewis has already undertaken extensive improvements. He will occupy the premises as a home.

The lot has a frontage of about sixty-nine feet and runs back to an alley. There is a stable.

THOMAS F. WALSH'S  
REALTY INTERESTSColorado Man Will Erect  
Another Office Block.

Thomas F. Walsh, the millionaire who is erecting the Ouray office building, corner Eighth and G streets northwest, has purchased the five-foot alleyway on the west of the lot upon which his structure is being erected. The purpose of the purchase is to provide light and ventilation for the new building.

The transaction was conducted by T. A. Wickersham, who stated that the consideration for the ground was nominal. John W. Butterfield made the deed to Mr. Walsh.

## Plans for "The Denver."

Mr. Walsh has decided to erect an office building on the site at the northwest corner of Fourteenth street and New York avenue northwest. The lease of the Oxford Hotel will expire in August, and building operations will probably begin as soon as possible after that date.

For some time it was not determined whether Mr. Walsh would erect an office building or a hotel on the site, but from the first he has intended to call the building, whatever it might be, the Denver, in honor of his old home in Colorado. The new structure will occupy all of Mr. Walsh's holdings around the corner which, on the New York avenue side, take in the old Young Men's Christian Association building, recently purchased by him.

## Largest Office Block.

The new house will be one of the largest devoted to offices in Washington, and it is planned to make it by all odds the finest structure in this part of the country.

Real estate and financial men have been wondering what Mr. Walsh intends to do with the property he acquired just east of the Colorado building. Mr. Wickersham, the real estate broker, who acts for Mr. Walsh in his realty operations here, stated yesterday that the building would be remodeled and improved to suit the tenants.

Later a modern structure may be erected there. The alterations will include a handsome plate glass window and attractive front.

RECORD OFFICE MADE  
BIG GAIN LAST WEEKShowed Increase Over Same  
Period in 1905.

## REAL ESTATE MEN JUEILANT

Many Expect 1906 to Be Banner Year  
in District's Realty Market.  
Detailed Figures.

Judged by the record of business done in the office of the Recorder of Deeds during the first week of 1906, this year promises to eclipse the extraordinary showing made in the local real estate world in 1905.

During the first five days following New Year Day this year there was an increase over the corresponding period of 1905, of eighty-nine instruments affecting real or personal property.

The figures appearing day by day during the corresponding periods, were as follows:

	1905.	1906.
First day.....	67	56
Second day.....	52	65
Third day.....	51	89
Fourth day.....	44	68
Fifth day.....	28	58
Total.....	242	331
Increase over 1905, 89.		

## Looking for Big Market.

Real estate men to whose attention the figures were called, declared to a man that the start was but a suggestion of what the new year may be expected to bring forth. As a class, the men who sell houses and who follow closely the doings in the real estate and financial world are jubilant. They are looking forward to the opening of the spring season in confident expectation that it will inaugurate a market that will be so unprecedented that it will remain for many a day the banner year of the District.

PERMITS ISSUED FOR  
MANY NEW STRUCTURESDetailed Table of Construction Authorized  
in District During First  
Week of New Year.

Building permits to the extent of nearly \$100,000 were issued by Snowdon Ashford, Inspector of Buildings, last week. The list includes a miscellaneous assortment of structures, which indicates activity all along the line in building operations.

The following table shows the number of each class of structures authorized and the aggregate estimated cost of each class. The table covers the period from January 2 to January 6 inclusive:

Char. of Building.	Permits	No. of Estimated	Cost.
Repairs to brick structures	10	1	\$1,510
Repairs to frame structures	4	1	400
Warehouses	1	1	8,000
Sheds (frame)	13	1	1,448
Boilers	2	1	700
Storehouses (frame)	1	1	500
Apartment	2	1	68,000
Motors	3	1	580
Signs	6	1	13,000
Brick dwellings	6	1	1,000
Livery stable	1	1	1,500
Waiting room (frame)	1	1	1,000
Totals	53	1	\$95,728

THE PORTSMOUTH  
AN IDEAL BUILDINGApartments All Rented as  
Soon as Completed.

## MOST ROOMS FACE SOUTH

Structure on New Hampshire Avenue  
Has Some Unique Features—Fine  
Material Used Throughout.

The Portsmouth is one of the handsomest apartment houses recently completed in the northwest. It is situated on the east side of New Hampshire avenue below 8 street and was erected by F. H. Duchas, who is also the owner. The structure was designed by T. F. Schneider, the well-known architect.

This building is in every respect up to date, and its popularity as an apartment house is shown by the fact that all the different suites are taken, though completed only a few weeks ago. The building is six stories in height and contains sixty apartments, varying in size from two to six rooms, kitchen and bath. All the apartments have roomy halls and are tastefully decorated.

## Spacious Corridors.

The public corridors are spacious. They are wainscoted in Italian marble and the main stairway is also finished in the same beautiful material. Mosaic tile floors are also in evidence.

Mahogany is the wood used in the reception room. A private telephone switch board is located in the building. The exterior is of Pompeian style, brown mottled brick, with Indiana stone trimming. The front entrance is ornamented with wrought iron port-cochere and balustrade.

The building is equipped with an electric elevator of modern type and workmanship.

## Large Bath Rooms.

The plumbing is the very best and all the bath rooms are large and well lighted. The building is entirely fireproof.

Most of the rooms have south exposure.

The basement contains all modern equipment, such as laundry, storage rooms, heating plant, etc., besides janitor's quarters.

GERSTENBERG RENEWS  
LEASE FOR TEN YEARSProprietor of German Restaurant Con-  
templates Extensive Improvements.  
May Build Rathskeller.

Henry A. Willard has renewed for ten years the lease which Ernest Gerstenberg holds on the property 1343 E street northwest. The present term of tenancy will expire February 1, 1907, at which time Mr. Gerstenberg will have occupied the premises for twenty years.

Mr. Gerstenberg's German restaurant is known throughout the country, and is extensively patronized by the travelers from foreign lands who come to Washington. He says he will improve the establishment on an elaborate scale and will probably install a rathskeller and other metropolitan features.

FOURTEEN MODERN BRICK  
HOUSES FOR NORTHWESTSyndicate Formed to Improve Corner of  
Twenty-fifth and N Streets—Will  
Invest \$39,000.

Plans are on foot to immediately improve the northeast corner of Twenty-fifth and N streets, by the erection of fourteen two-story modern brick houses. The property, which for years has belonged to Henry C. Coburn, has an area of over 20,000 square feet, having a frontage of 163 feet on N street by a depth of 120 feet on Twenty-fifth street.

The parties who will develop the corner comprise a syndicate of four. Plans for the buildings have already been prepared and accepted.

The entire improvements, including the cost of the ground, will represent an investment of about \$39,000.

D. F. GROFF TO BUILD  
FOUR-STORY WAREHOUSEPlans Completed for Structure to Be  
Erected on Ninth Street, Between  
H and I Streets Northwest.

Architect Adam H. Groff has completed plans and taken out a permit for the erection of a four-story warehouse to be situated on Ninth street between H and I streets northwest, known as 819-821 Ninth street. The house will be used by D. F. Groff, the owner, as a wholesale and retail wallpaper establishment.

The building is to have a frontage of twenty-eight feet and a depth to a depth of forty-eight feet, and a back building to have a width of thirty-three feet and a depth of forty-eight feet, with a floor space of 12,000 feet. The estimated cost will be \$22,000.